

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON **THURSDAY, JANUARY 10, 2019** AT 7:00 P.M. IN THE  
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,  
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO  
5 THE AGENDA ITEMS LISTED BELOW.

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7 **BOARD MEMBERS PRESENT:**

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN (exc. absence)	VICE-PRESIDENT
10 KEVIN FERGUSON	TREASURER
11 ERNIE DAVIS	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 GARY BELL	MEMBER
14 JEFF LARSON (exc. absence)	COUNCIL REPRESENTATIVE

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16 **ALSO PRESENT WERE:**

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

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22 EDC President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a  
23 quorum was present.

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25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

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27 There were none.

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29 **2. PRESENTATIONS**

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31 **2.1 EDC Director's report on economic development activities for November and**  
32 **December of 2018.**

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- 34 • Follow up discussion with Blueline Rental
  - 35 • BAHEP Broker Reception held in November – great networking opportunity
  - 36 • Meeting with prospects: Farmers market, several restaurant prospects, print shop, and  
37 new restaurant prospect at Blue Palms site
  - 38 • Discussion with consultant regarding hotel and conference center idea
  - 39 • Discussion with Malachite Group regarding their shopping center where Signatures  
40 used to be
  - 41 • Reviews with city staff on economic dev policy updates and SH146 rezoning districts
  - 42 • Meeting with new owner of Barge 295 next week
  - 43 • TEDC Sessions
  - 44 • Monthly Budget spreadsheet review
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**3. EXECUTIVE SESSION**

**3.1 Section 551.087**

**Discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.**

**3.2 Section 551.071**

**Consult with attorney to receive legal advice only on terms of performance, compliance, and EDC remedies in relation to Economic Development Agreement with BlueLine Rental LLC, as provided by Texas Government Code Section 551.071.**

The EDC Board went into executive session at 7:08 p.m.

The EDC Board reconvened at 7:29 p.m.

No action was taken in Executive Session.

**4. OPEN SESSION**

**4.1 Consider and take all appropriate action regarding Economic Development Agreement with BlueLine Rental, LLC and the Seabrook Economic Development Corporation dated May 15, 2018.**

No action required.

**5. NEW BUSINESS**

**5.1 Consider and take all appropriate action on publication of a Project Notice for KIWO, located at 1929 Marvin Circle, reflecting purpose to promote or develop new or expanded business enterprises and/or that create or retain primary jobs in or near the City of Seabrook, by expending SEDC sales tax funds as reimbursement of sedimentation tank relocation and associated fees in an amount not to exceed \$84,209.40.**

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To revise the Project Notice to reflect the public hearing date as February 7<sup>th</sup> and approve as amended.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.2 Consider and take all appropriate action on proposed amendment to the EDC BYLAWS.**

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To table the item until all EDC members are present at the meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.3 Consider and take all appropriate action on nominating a board member to attend the annual BAHEP Citizens for Space Exploration trip to Washington D.C. on May 20 thru May 23, 2019.**

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To nominate Gary Bell to attend.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.4 Consider and take all appropriate action on nominating a board member to attend the annual Economic Alliance Port Region Advocacy trip to Washington D.C. on April 1 thru April 4, 2019.**

Motion made by Ernie Davis and seconded by Thom Kolupski.

To nominate Kevin Ferguson to attend.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.5 Consider and take all appropriate action on the 2019 Economic Summit.**

Previously back in February, the EDC Board approved the location to be held at the Lakewood Yacht Club. EDC Director Paul Chavez suggested the date for March 27 and stated that the Lakewood Yacht Club is available for that day until 3pm.

Motion made by Kevin Ferguson and seconded by Ernie Davis.

To approve the date, time, and place as suggested.

MOTION CARRIED BY UNANIMOUS CONSENT

**6. ROUTINE BUSINESS**

**6.1 Approve minutes of the November 8, 2018 regular EDC meeting. (Patel)**

Motion made by Ernie Davis and seconded by Thom Kolupski.

Motion to approve with revision.

To correct line 138, for action item 5.1. It was a majority vote, and not a unanimous vote.

MOTION CARRIED BY UNANIMOUS CONSENT

**6.2 Update on SH 146 expansion.**

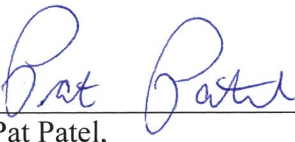
- SH146 video should be completed by end of this month
- The old CVS site will be coming down soon
- Utility relocations to begin in late February-March

**6.3 Establish future meeting dates and agenda items.**

Re-schedule meeting to Thursday, February 7, 2019

Upon motion duly made, the meeting was adjourned at 7:54 p.m.

APPROVED ON THE 7<sup>TH</sup> DAY OF FEBRUARY 2019.

  
Pat Patel,  
EDC Administrative Assistant

  
Paul Dunphey, EDC President